

Lake Berryessa Marina Summary of Values

Cost Approach

FAIR VALUE ESTIMATES

Infrastructure

Paved Roads	\$432,825
Boat Ramp	\$52,164
Full MH Hook-ups	\$128,717
Partial RV Hook-ups	\$30,133
Tent Sites	\$60,511
Utility Distribution (sewer, water, electric)	\$230,548

Infrastructure Subtotal	\$934,898
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Dock & Fueling Improvements

Dock #4	\$36,994
Fuel Dock	\$95,516
Dock #6	\$466,768
Dock #7	\$385,562
Gas Tank	\$63,565
Fuel Dispenser	\$5,635

Dock & Fueling Improvements Subtotal	\$1,054,039
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Water & Sewage Systems

Water Purification	\$379,326
Sewage Treatment	\$0

Water & Sewage Systems Subtotal	\$379,326
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Building Improvements

Manager's SFD w/Wood Deck, Landscaping, Walks	\$210,274
Entrance Kiosk w/Landscaping	\$1,933
Storage Shed	\$20,201
Shop Storage Building	\$14,767
Bath House/Restroom (2) w/Landscaping, Walks	\$154,200
Shop Building	\$137,273
Store/Office w/Covered Porch, Decks, Landscaping, Walks	\$340,642
Storage Shed	\$2,902
Bath House	\$34,934
Bath House	\$34,590
Storage Shed	\$10,838

Building Improvements Subtotal	\$962,554
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Grand Total	\$3,330,818
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